

ATTACHMENT

REAL ESTATE AND CONSTRUCTION DIVISION  
ANNUAL REPORT

I. MAJOR DEVELOPMENTS

A. The trend in real estate and construction activities is moving away from major new construction and acquisition to that of consolidating into existing facilities and their improved maintenance and upgrading. Emphasis continues for the upgrading and refining of utilities systems both overseas and in the United States to achieve better reliability and ensure that necessary capacity is on hand to meet current and planned requirements. This trend has increased the Headquarters TDY support to both domestic and overseas bases and stations. As an integral part of this new trend, environmental protection measures are and will continue to be a part of all construction activities. Annex 1 is a listing of major projects of \$50,000 or more that were begun or accomplished during FY 1972. Annex 2 is a real property summary of the Agency holdings in [REDACTED] that were turned over to the [REDACTED] in May 1972.

B. Actions in Support of Far East Operations

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WARNING NOTICE  
SENSITIVE INFORMATION SOURCES  
AND METHODS INVOLVED

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### C. Support Agency Activities in the Metropolitan Area

#### 1. Headquarters Complex

a. The major effort to provide reliable utilities systems of sufficient capacity to meet present and future operational requirements was continued. In the area of electrical systems, funds were provided for the design and construction of the expansion of B electrical vault; installation of a third 200-ton chiller to serve the OCS, Commo, CRS, RID; and telephone frame room requirements; and the installation of a motor generator set for OCS. Work continues on the critical power system where a redundant feed to the Headquarters Building and a test feed to the Powerhouse are being installed. The Utilities Reliability Study was completed in December 1971 and has identified three major categories of work which are: First, that work which can be accomplished by the GSA Buildings Manager's forces which includes minor maintenance and repair of existing equipment and systems; second, that work which is beyond the Buildings Manager's capability and must be handled by the Central Office of GSA for design and funding and includes major modifications of all general utilities systems; and third, that work which will have to be accomplished with Agency funds and includes recommendations to increase utilities reliability above that required in support of a standard office environment. Some examples of the significant recommendations are an improved method for disposing of classified waste, provisions for uninterrupted power sources for special use areas, increased use of power system relays, and relay coordination (setting relays for selective tripping), and the need for increased preventive maintenance. An additional \$350,000 was provided to fund a similar study and related work for the Headquarters heating, ventilating, and air conditioning systems (HVAC), and to determine the adequacy and reliability including the design and cost estimates to correct HVAC deficiencies.

b. The continuing efforts to provide training to both Agency and GSA personnel has substantially improved operator ability to quickly and cogently react to power systems abnormalities. On at least two occasions, this training enabled the Office of Communications and certain computer centers to

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remain in operation during periods that they would have been otherwise forced to shut down over a period of several hours.

c. The basic data grid distribution system was essentially completed; however, work continues on special customer requests for this system within the Headquarters Building.

## 2. NPIC

25X1C a. Considerable engineering and architectural support was provided to NPIC during the past year. Because of the need to improve the reliability and general upgrading of the utilities systems supporting NPIC operations, a contract was awarded in early FY 1972 for a Utilities Reliability Study. An early fall out of this study recommended that an additional 150-ton closely controlled chiller unit be provided for the support of all critical areas and that it be backed up by the less rigidly controlled main house system. This recommendation has been acted upon. In November 1971, RECD engineers raised the question as to the reliability of the large absorption chillers that were maintained by GSA Group Forces in [REDACTED] GSA countered that all units were in good working order as they had been recently overhauled and were in supposedly top condition, and there was no cause for alarm. Subsequent events were to prove otherwise. In late December 1971, Chiller #3 went down, and steps were begun to make necessary repairs. Things appeared to be under control as only one of the large chillers is required to be on line during the winter season, and two were available. However, at 2258 hours on 10 March 1972, Chiller #1 went down. The GSA operating forces then tried to bring Chiller #2 on line and were unsuccessful, leaving the building without major air conditioning support except for the 125-ton unit serving the most critical areas. After a massive effort on the part of RECD engineers, GSA, and the manufacturer's representatives, Chiller #2 was brought back on line during the evening of 12 March. Immediately after this affair, repair and overhaul of the major chillers was undertaken one at a time and the chillers were completed before the oncoming air conditioning season with the exception of Chiller #3 which has to be replaced, and this is being done through a work order to GSA.

## D. Environmental Protection

1. In the area of environmental protection and in direct response to Executive Order 11507, studies and surveys were initiated which resulted in the necessary corrective action being taken and, where necessary due to fund limitations, future actions have been programmed so as to ensure that the Agency meets the objectives of the National Environmental Policy Act of 1969. Air and water pollution surveys have been accomplished [REDACTED] 25X1A

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E. Budget

1. A significant improvement in the managing of utilities requirements at the Headquarters Complex has been achieved through the orderly planning and subsequent budgeting for this support as a separate entity. As a result of this budgeting technique, the Division has made a rapid transition from reacting to crisis situations to that of orderly control over our utilities systems.

II. MAJOR ACCOMPLISHMENTS AND FAILINGS

A. Relations with Other Government Agencies



B. Foreign Engineering Support

1. There was increased emphasis on the upgrading and rehabilitation of facilities at a number of major overseas locations. The [redacted] Station requires extensive rehabilitation and upgrading which included the electrical power distribution system, emergency power plan, fire alarm system, and fire walls. At [redacted] portions of the electrical distribution system were connected to commercial power which will require an increase in the bus duct capacity in the emergency power plant. [redacted] electrical systems included rehabilitation and upgrading which were required to meet increased demands in support of operational requirements. At [redacted] a



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## 2. Domestic Real Estate Activities

a. Within CONUS, including the Metropolitan Area of Washington, real estate activity increased slightly over that of last year. A major new warehouse of 20,000 square feet was acquired at [REDACTED] 25X1A6a to replace uninhabitable space (17,000 sq. ft.) previously used by OL at the [REDACTED] and an OEL element (3,000 sq. ft.) that was relocated from [REDACTED] wherein this activity gave up some 7,000 square feet.

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b. Through the General Services Administration's surveys and other surveys pertaining to the effective and efficient use of real property, there were three major real property changes. The first was the excessing of some 286 acres of land belonging to the Federal Highway Administration at Langley. From this action the National Park Service acquired the bulk of this land of approximately 235 acres; the Agency acquired approximately 43.8 acres; and GSA a 6.8-acre strip on the west side of the Scattergood-Thorne Tract. Most of the land acquired by the Agency was already in use as the West Parking Lot. Actions are now underway to

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#### D. Master Planning and the Headquarters Garage

In 1969 the OL Building Planning Staff was formed and tasked to develop plans for the consolidation of all Agency functions located in the Metropolitan Washington Area at the Headquarters Complex excluding [REDACTED]. Various preliminary plans were prepared and changed as additional guidance and policy were provided. In March 1970 GSA informed us that the [REDACTED] would be sold and that the Agency would move to replacement space. The choice of suitable locations was narrowed down to the best compromise facility which was the [REDACTED]. After necessary rehabilitation this facility was formally occupied on 1 November 1971. Studies, however, revealed that if the Agency had its own garage located at the Headquarters Complex, savings of approximately \$180,000 a year would result which would amortize this new garage within a 6-year period. A decision was made to construct this facility, and funds were made available to GSA for design and construction in April and June 1971 in the amount of \$982,500 with an additional \$67,500 being made available in April 1972 for a total of \$1,050,000. Because it was necessary to have approval for the design and location of this structure from the National Capital Planning Commission (NCPC), the necessary preparations to obtain this approval were started to include the development of a preliminary master plan for the Headquarters Complex. In August 1971 NCPC gave preliminary site plan approval which allowed us to proceed with the design of the building. However, at that time, NCPC stated that final approval would require the concurrent presentation of a preliminary master plan for the Headquarters Complex and the final design for the garage. This final presentation is tentatively to be scheduled for the October 1972 hearings of the NCPC.

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#### E. Safehouse Operations



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#### F. Reorganization

On 12 June 1972 the OL Building Planning Staff was made a part of the Real Estate and Construction Division answering directly to the Deputy Chief of the Division. The functions performed by this staff are complimentary to and supportive of the overall mission and functions of the Division.

### III. AHEAD

#### A. Consolidation and Upgrading of Agency Facilities

1. The trend for the consolidation and upgrading of Agency facilities can be expected to continue. The present trend toward greater use of electronic items to accomplish routine and specialized tasks will require a continuing program for the refinement, upgrading, improvement of reliability and increases in the utilities systems at all Agency controlled stations and bases in order to meet the increased demand placed upon such systems.

2. GSA can be expected to exercise its mandate for the surveying of Federal real property to determine if such property is being effectively and efficiently used. If such property or facilities are not being effectively used then requests will be made to have it declared excess. The burden will continue to be placed upon the holder of the inspected property or facility to provide the necessary justification for the continued need for such property.

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B. Environmental Protection

It can be expected that environmental inspection standards will become more stringent which will have an impact primarily on our [REDACTED] activities. Proper planning and coordination in this area will result in holding these new standards within tolerable limits especially in regards to funding requirements.

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C. Use of Other Governmental Agencies and Outside Consultants

[REDACTED]  
[REDACTED] for the accomplishment of real estate and construction activities on a [REDACTED] basis will continue. It can be expected that even greater use of outside consultants will be required to solve many of the more sophisticated problems.

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D. Budgets

The continuing trend in consolidation and upgrading of ageing Agency facilities, will require more funds rather than less if they are to remain responsive to operational requirements. The recently enacted amendments to the Public Buildings Act of 1959 wherein GSA will charge for maintenance services will have a decided impact on the budget. The magnitude of this impact will not be known until GSA publishes the necessary implementing regulations to include the charges for their services. The best information available at this time is that affected agencies will have to budget for such support in FY 1975 or 1976.